

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Ebonnie Leavern Simmons-Hall
Debtor

Case No. 18-03287-HWV
Chapter 13

District/off: 0314-1
Date Rcvd: Mar 28, 2023

User: AutoDocke
Form ID: pdf010

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 30, 2023:

Recip ID	Recipient Name and Address
5093054	DAUPHIN COUNTY COMMISSIONERS, ATT GEORGE HARTWICK COMMISSIONER, FRONT & MARKET STREETS, HARRISBURG, PA 17101

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
5118936	+ Email/Text: BKBCNMAIL@carringtonms.com	Mar 28 2023 18:43:00	Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806-5948

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 30, 2023

Signature: _____
/s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 28, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor BankUnited N.A. bnicholas@kmllawgroup.com
Brian C Nicholas	on behalf of Creditor BankUnited N.A. bnicholas@kmllawgroup.com bkgroup@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor BankUnited N.A. bkgroup@kmllawgroup.com bkgroup@kmllawgroup.com

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Dorothy L Mott

on behalf of Debtor 1 Ebonnie Leavern Simmons-Hall DorieMott@aol.com
karagendronecf@gmail.com;mottgendronecf@gmail.com;ecf.mottgendron@gmail.com;bethsnyderecf@gmail.com;ecf.mottgendlr.on@gmail.com;MottGendronLaw@jubileebk.net

Jack N Zaharopoulos

TWeclf@pamd13trustee.com

James Warmbrodt

on behalf of Creditor BankUnited N.A. bkgroup@kmllawgroup.com

Kara Katherine Gendron

on behalf of Debtor 1 Ebonnie Leavern Simmons-Hall
karagendronecf@gmail.com;doriemott@aol.com;bethsnyderecf@gmail.com;mottgendronecf@gmail.com;ecf.mottgendron@gmail.com;MottGendronLaw@jubileebk.net

United States Trustee

ustpregion03.ha.ecf@usdoj.gov

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:	:	CASE NO. 1:18-bk-03287
	:	
EBONNIE LEAVERN SIMMONS-	:	CHAPTER 13
HALL,	:	
Debtor	:	
	:	
EBONNIE LEAVERN SIMMONS-	:	
HALL,	:	
Movant	:	
	:	
v.	:	
	:	
BANK UNITED, NA; CARRINGTON	:	MATTER: MOTION FOR APPROVAL
MORTGAGE SERVICES LLC;	:	OF SALE OF REAL ESTATE
LOWER PAXTON TOWNSHIP	:	
AUTHORITY; DAUPHIN COUNTY	:	
COMMISSIONERS;Jack N.	:	
Zaharopoulos, Esquire, Trustee	:	
Respondents	:	
	:	

ORDER

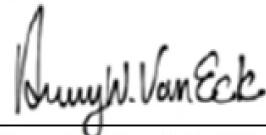
Upon consideration of Debtor's Motion to Sell Real Estate and it appearing that no Objection or Answer was filed to the Motion by the time set forth in an Order, good reason appearing therefore, no objections appearing thereto,

IT IS HEREBY ORDERED AND DECREED that Federal Bankruptcy Rule 6004(g) is not applicable, and the real property may be sold and purchased immediately upon entry of Order of Court approving same and that the sale of real estate at 3948 Rauch Street, Harrisburg, PA, Dauphin County, to Integrity First Home Buyers, LLC for \$92,000.00 is approved and distribution of the proceeds as set forth below shall be permitted:

1. Payment of all closing costs for which Debtor is liable.
2. Payment of attorney's fees in the amount of \$3,500.00 to Mott & Gendron Law, to be held in escrow, pending the filing and approval of a fee application seeking compensation for amounts owed to Mott & Gendron Law.
3. Payment of any and all other miscellaneous fees involved with the sale.

4. Payment in full of the first mortgage, subject to mortgagee's pay off; and payment in full of any other valid liens and mortgages.
5. Payment in full of the second mortgage (Dauphin County Commissioners), subject to mortgagee's pay off; and payment in full of any other valid liens and mortgages.
6. Payment in full of Dauphin County Tax Claim Bureau real estate taxes, if any.
7. The net proceeds, after deduction for payments made pursuant to paragraphs 1 through 6 above, shall be divided evenly between Debtor and Co-Owner.
8. If there are net proceeds remaining due and owing to Debtor after paying all of the costs, fees and liens set forth in the preceding paragraphs, then payment of any and all attorney fees owed to Debtor's counsel for representation in the above matter and which have been previously approved by the Court.
9. If there are net proceeds remaining due and owing to Debtor after paying all the costs, fees and liens, set forth in the preceding paragraphs, then the remaining balance, if any, shall be distributed to the Debtors, up to the amount of their exemptions in said property.
10. Any remaining net proceeds due to the Debtors, after paying all the costs, fees, and liens, set forth in the preceding paragraphs, shall be paid to the Chapter 13 Bankruptcy Trustee, to be applied to the amount due pursuant to Debtors' Plan.

By the Court,



Henry W. Van Eck, Chief Bankruptcy Judge
Dated: March 28, 2023